



95. Nutley Lane, Reigate, RH2 9HA

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**J A M E S D E A N**  
E S T A T E A G E N T S

Ideally located just a short walk from Reigate town & train station. This two double bedroom semi-detached property has been fully refurbished inside & out. The property comprises; double aspect lounge with wood burner, modern refitted kitchen/dining room with door opening to the rear garden. Stairs lead to, two double bedrooms, bedroom one includes a separate wc/handbasin, there is also a well appointed family bathroom. Outside there is a driveway & garage. The rear garden is arranged over two levels, the lower level is paved with a retaining wall and steps rising to the upper level again with a paved area and shrub/plant borders.



Reigate town offers a wide range of well-known high street brand names along with individual boutique shops, cafes & eateries. It's also a very popular location for all types of commuters with direct links from Reigate train station to London Victoria while the M25 Junction 8 is also easily accessible.

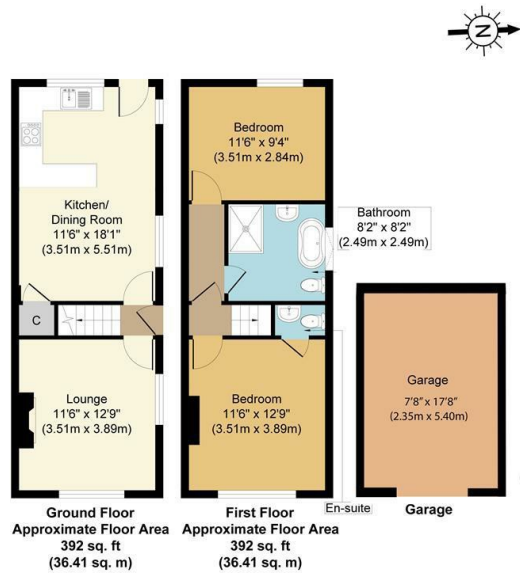
Priory Park is very popular with families and keep fit enthusiasts, the facilities are fantastic with Tennis Courts, Skate Park, children's play park, lake & the café located in the heart of the park. At weekends the park is a popular attraction with Reigate's Park Run and other seasonal attractions throughout the year.

Reigate also boasts a range of highly regarded schools such as Reigate Grammar, Dunottar, Micklefield, Holmesdale, Reigate Priory, Reigate Secondary School and Reigate College.

**Guide Price £600,000**



# Floor plan



Nutley Lane, RH2  
 Approx. Gross Internal Floor Area 784 sq. ft / 72.82 sq. m

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of floors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not energy efficient - higher running costs	
63	80
England & Wales	
EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) <b>A</b>	
(81-91) <b>B</b>	
(69-80) <b>C</b>	
(55-68) <b>D</b>	
(39-54) <b>E</b>	
(21-38) <b>F</b>	
(1-20) <b>G</b>	
Not environmentally friendly - higher CO <sub>2</sub> emissions	
England & Wales	
EU Directive 2002/91/EC	

TENURE: Freehold  
 Council Tax Band: D

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Please note that no appliances or systems have been tested. All measurements are approximate and must not be relied upon for any purpose. Any appliances listed in these details may not be included in the sale price. These particulars do not form any part of an offer or contract and their accuracy cannot be guaranteed. Lease information where applicable has been provided by the vendor. James Dean cannot be held liable if the information is incorrect.